



#402 – 3105 Deer Ridge Dr Offered at \$1,598,000




Gorgeous views are enjoyed from every room of this completely renovated 2 bedroom, 2 bathroom apartment with a huge 1,451 sq. ft. of living space. Enjoy the contemporary style and excellent quality. The master bedroom has a large walking in closet and spa like ensuite bathroom. There are 2 large decks to soak in the views and park like setting of Deer Ridge. Deer Ridge offers Tennis courts, playground, lagoon, walking trails on 13 private acres. Also includes in suite laundry, 2 parking and ample storage.



ERIC CHRISTIANSEN
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Active R2785341 Board: V Apartment/Condo		402 3105 DEER RIDGE DRIVE West Vancouver Deer Ridge WW V7S 4W1		Residential Attached \$1,598,000 (LP) (SP) M																																																																																											
		Sold Date: Meas. Type: Feet Frontage(feet): Frontage(metres): Depth / Size (ft.): Sq. Footage: 0.00 Flood Plain: View: Complex / Subdiv: Deer Ridge First Nation: Services Connctd: Electricity, Natural Gas, Water Sewer Type:		If new,GST/HST inc?: Bedrooms: 2 Bathrooms: 2 Full Baths: 2 Half Baths: 0 P.I.D.: 018-584-691 Yes : panoramic water & city views Electricity, Natural Gas, Water Water Supply: City/Municipal																																																																																											
Original Price: \$1,598,000 Approx. Year Built: 1994 Age: 29 Zoning: CD12 Gross Taxes: \$3,442.12 For Tax Year: 2023 Tax Inc. Utilities?: Tour: Virtual Tour URL		Style of Home: 1 Storey Construction: Concrete Exterior: Concrete, Stucco Foundation: Concrete Perimeter Renovations: # of Fireplaces: 1 R.I. Fireplaces: Fireplace Fuel: Gas - Natural Fuel/Heating: Baseboard, Electric Outdoor Area: Balcny(s) Patio(s) Dck(s) Type of Roof: Other		Total Parking: 2 Covered Parking: 2 Parking Access: Front Parking: Garage Underbuilding Dist. to Public Transit: Near Dist. to School Bus: Near Title to Land: Freehold Strata Property Disc.: Yes Fixtures Leased: No : Fixtures Rmvd: No : Floor Finish:																																																																																											
Reno. Year: 2018 Rain Screen: Metered Water: R.I. Plumbing:		Legal: STRATA LOT 30, PLAN VAS2654, DISTRICT LOT 817, GROUP 1, NEW WESTMINSTER LAND DISTRICT, & DL 888, TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1 OR V, AS APPROPRIATE																																																																																													
Amenities: Elevator, Garden, Tennis Court(s)		Site Influences: Central Location, Recreation Nearby, Shopping Nearby, Ski Hill Nearby Features: CltHwsh/Dryr/Frdg/Stve/DW																																																																																													
Finished Floor (Main): 1,451 Finished Floor (Above): 0 Finished Floor (AbvMain2): 0 Finished Floor (Below): 0 Finished Floor (Basement): 0 Finished Floor (Total): 1,451 sq. ft. Unfinished Floor: 0 Grand Total: 1,451 sq. ft.		Units in Development: Exposure: South Mgmt. Co's Name: Strata West Management Maint Fee: \$898.18 Maint Fee Includes: Garbage Pickup, Gardening, Gas, Management, Sewer, Water		Tot Units in Strata: 76 Locker: Yes Storeys in Building: 7 Mgmt. Co's #: 604-904-9595 Council/Park Apprv?:																																																																																											
Suite: Basement: None Crawl/Bsmt. Ht: # of Kitchens: 1		Bylaws Restrictions: Pets Allowed w/Rest., Rentals Allwd w/Restrctns Restricted Age: # or % of Rentals Allowed: Short Term(<1yr)Rnt/Lse Alwd?: No Short Term Lse-Details:		# of Pets: 1 Cats: Yes Dogs:																																																																																											
# of Levels: 1 # of Rooms: 9		<table border="1"> <thead> <tr> <th>Floor</th> <th>Type</th> <th>Dimensions</th> <th>Floor</th> <th>Type</th> <th>Dimensions</th> <th>Bath</th> <th>Floor</th> <th># of Pieces</th> <th>Ensuite?</th> </tr> </thead> <tbody> <tr> <td>Main</td> <td>Living Room</td> <td>20'10 x 15'5</td> <td>Main</td> <td>Foyer</td> <td>13'4 x 4'8</td> <td>1</td> <td>Main</td> <td>4</td> <td>No</td> </tr> <tr> <td>Main</td> <td>Dining Room</td> <td>10'6 x 10'0</td> <td></td> <td></td> <td>x</td> <td>2</td> <td>Main</td> <td>4</td> <td>Yes</td> </tr> <tr> <td>Main</td> <td>Kitchen</td> <td>12'2 x 11'2</td> <td></td> <td></td> <td>x</td> <td>3</td> <td></td> <td></td> <td></td> </tr> <tr> <td>Main</td> <td>Eating Area</td> <td>12'36 x 9'7</td> <td></td> <td></td> <td>x</td> <td>4</td> <td></td> <td></td> <td></td> </tr> <tr> <td>Main</td> <td>Primary Bedroom</td> <td>13'11 x 12'3</td> <td></td> <td></td> <td>x</td> <td>5</td> <td></td> <td></td> <td></td> </tr> <tr> <td>Main</td> <td>Walk-In Closet</td> <td>6'8 x 6'5</td> <td></td> <td></td> <td>x</td> <td>6</td> <td></td> <td></td> <td></td> </tr> <tr> <td>Main</td> <td>Bedroom</td> <td>16'0 x 13'3</td> <td></td> <td></td> <td>x</td> <td>7</td> <td></td> <td></td> <td></td> </tr> <tr> <td>Main</td> <td>Utility</td> <td>9'4 x 5'2</td> <td></td> <td></td> <td>x</td> <td>8</td> <td></td> <td></td> <td></td> </tr> </tbody> </table>				Floor	Type	Dimensions	Floor	Type	Dimensions	Bath	Floor	# of Pieces	Ensuite?	Main	Living Room	20'10 x 15'5	Main	Foyer	13'4 x 4'8	1	Main	4	No	Main	Dining Room	10'6 x 10'0			x	2	Main	4	Yes	Main	Kitchen	12'2 x 11'2			x	3				Main	Eating Area	12'36 x 9'7			x	4				Main	Primary Bedroom	13'11 x 12'3			x	5				Main	Walk-In Closet	6'8 x 6'5			x	6				Main	Bedroom	16'0 x 13'3			x	7				Main	Utility	9'4 x 5'2			x	8			
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Listing Broker(s): Bellevue Realty Group																																																																																															

Full video tour at www.ericchristiansen.com

All information contained herein is deemed to be accurate but should not be relied upon without verification.



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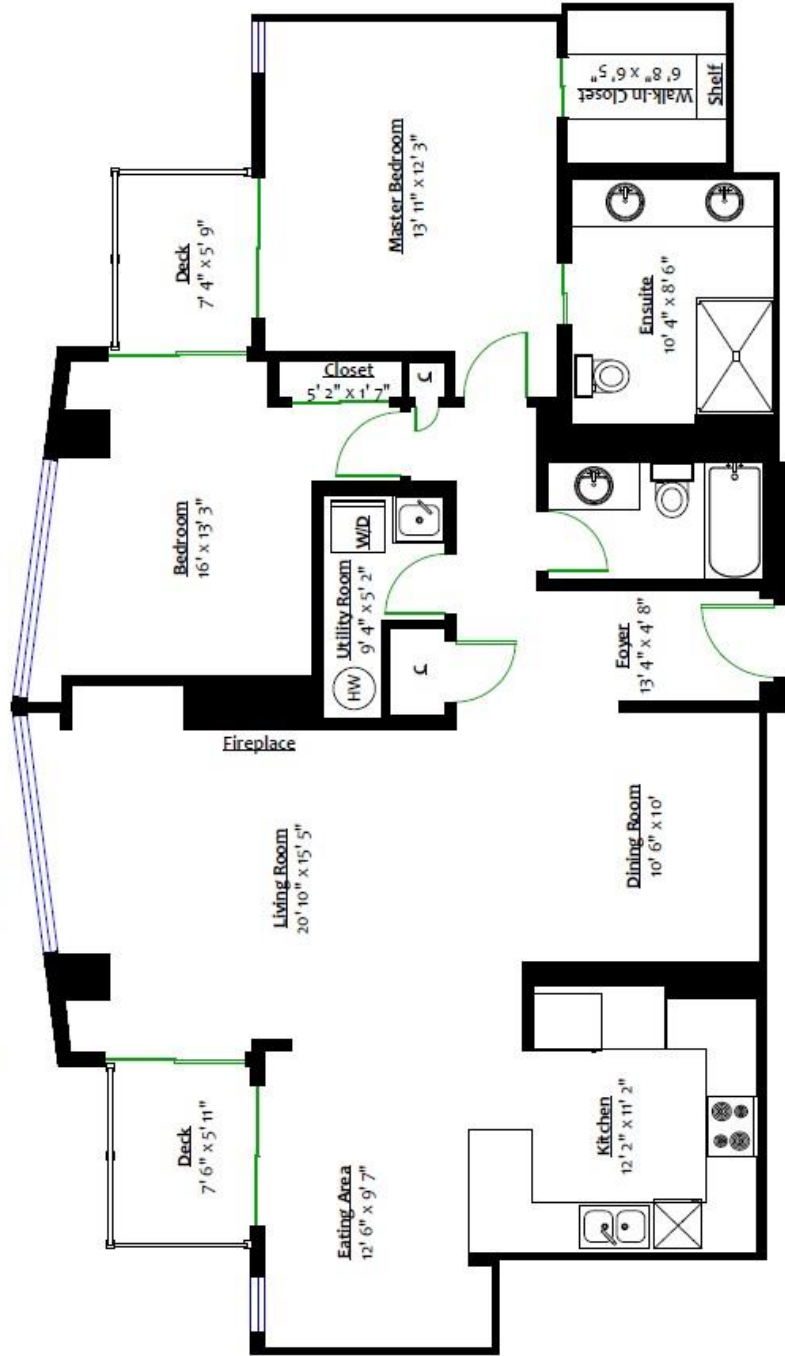
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BRG

**#402 – 3105 Deer Ridge Drive
West Vancouver, B.C.**

Totals**

Main Level: 1,451 sq. ft. Main Deck: 44 sq. ft.
 Bedroom Deck: 42 sq. ft.
 Total: 86 sq. ft.



** Approx. based on interior measurements to exterior walls
 - Total square footage not taken from original blueprints



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